

STAGS

8-10 South Street, Wellington, TA21 8NS

A Two Bedroom Second Floor Flat within a Grade II Listed Building in South Street, Wellington.

Wellington Town Centre Location - Taunton 7 Miles

• Convenient Central Location. • Large Bright Lounge. • Double Bedroom and Single Bedroom. • Available November 2026. • Council Tax Band A. • Gas Fired Central Heating. • No Allocated Parking but Permit Parking Can Be Sought Through Somerset Council Website. • Deposit £980. • Tenant Fees Apply.

£850 Per Calendar Month

01823 447355 | rentals.somerset@stags.co.uk

ACCOMMODATION TO INCLUDE
A communal door opens on to stairs leading up to the top floor.

Front door opens on to

ENTRANCE HALLWAY
With fully fitted beige carpet, radiator, fuse box, intercom phone and coat rack. Door to right opens on to

LOUNGE
A large bright room with fully fitted beige carpet, single glazed sash windows to the front, 2 radiators and TV point. Door across hall opens to

KITCHEN
With fully fitted grey tile effect laminate flooring, white laminate fronted wall and base units, stainless steel sink, fitted table with two chairs, window to the rear, under counter fridge, gas boiler and freestanding electric oven with hob.

BEDROOM ONE
DOUBLE with fully fitted dark blue carpet, single glazed sash window to the front, radiator and telephone point.

BEDROOM TWO
SINGLE with fully fitted beige carpet, double glazed UPVC window to the rear, and loft hatch.

BATHROOM
With fully fitted grey tile effect laminate flooring, single glazed window to the rear, white suite of bath, WC and wash basin, electric heater and wooden medicine cabinet.

SERVICES
Mains Gas, Electric, Water and Drainage.
Gas Fired Central Heating.
Council Tax Band A
Ofcom Predicted Mobile Coverage: O2, EE, Three and Vodafone all good indoor and outdoor.
Ofcom Predicted Broadband Speeds: Standard Download 18Mbps, Standard upload 1 Mbps (Superfast and Ultrafast available)>

SITUATION
The property is situated in South Street, Wellington, just off the main High Street. Wellington has a variety of shops, amenities and local services just a short walk away, and M5 Junction 26 and the A38 are both just a few minutes drive away providing excellent transport links to Taunton, Tiverton, Exeter and beyond.

DIRECTIONS
The property is found a short walk away from the Stags Wellington Office. Proceed down the alley to the right hand side of Amicus Law Solicitors, and the property communal entrance can be found on the left hand side.

LETTING
The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £850 pcm exclusive of all charges. DEPOSIT: £980 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required viewings strictly through the agents.
The Landlord would prefer no pets residing at this property.

HOLDING DEPOSIT AND TENANT FEES
This is to reserve a property and set off against the first month's rent and deposit.
The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request.

TENANT PROTECTION
Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

RENTERS' RIGHTS ACT
The first phase of the Renters Rights Act was implemented on the 1st May 2026.
The legislation introduced many reforms affecting how tenancies are conducted.
This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at Stags.co.uk.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

STAGS
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